

**31 Addison Road, Graceville, Qld 4075**

**McGrath**

**House For Sale**

Saturday, 2 March 2024

31 Addison Road, Graceville, Qld 4075

**Bedrooms: 5**

**Bathrooms: 4**

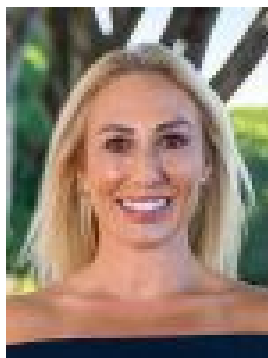
**Parkings: 3**

**Area: 709 m2**

**Type: House**



Alex Jordan  
0410424749



Adriana Cameron  
0418198194

**\$2,450,000 - \$2,650,000**

A masterclass in style and architectural finesse, this contemporary home of lavish proportions is designed to provide lifestyle excellence. The flood free 709sqm block is in a serene locale, a stroll to Graceville Memorial Park and Graceville State School. - Renovated and extended pre-war residence.- Expertly blends old with new to offer exceptional liveability- Central lounge/dining room and upstairs separate living area- Vast north facing entertaining patio overlooks sparkling pool- Self-contained pool house, sunlit garden with expansive lawn- Kitchen includes two Bosch ovens, steamer, induction cooking- Bedrooms and guest suite complemented by luxury bathrooms- Features include custom staircase, stone wall with fireplace- MyAir, 6.6kW solar, triple garage, automated driveway entry- Walk to sports fields, playground, trains, cafés, restaurants